

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2023090610

Project Title: Alexan Escondido and Bethel Baptist Church Project (PL23-0273, PL23-0274, PL23-0275, PL23-0276, PL25-0275, PL26-0010)

Lead Agency: City of Escondido

Contact Person: Ivan Flores

Mailing Address: 201 North Broadway

Phone: 760-839-4529

City: Escondido

Zip: 92025

County: San Diego

Project Location: County: San Diego

City/Nearest Community: Escondido

Cross Streets: Felicita Road and Brotherton Road

Zip Code: 92025

Longitude/Latitude (degrees, minutes and seconds): 33 ° 05 ' 44 " N / 117 ° 04 ' 56 " W Total Acres: 14.83

Assessor's Parcel No.: 236-333-41-00 and 236-333-53-00

Section: 34

Twp.: 12S

Range: 2W

Base: Escondido

Within 2 Miles: State Hwy #: Interstate 15

Waterways: Escondido Creek, Kit Carson Creek

Airports: N/A

Railways: N/A

Schools: Miller Elementary

Document Type:

CEQA: ☐ NOP ☒ Draft EIR NEPA: ☐ NOI Other: ☐ Joint Document
☐ Early Cons ☐ Supplement/Subsequent EIR ☐ EA ☐ Final Document
☐ Neg Dec (Prior SCH No.) ☐ Draft EIS ☐ Other: ☐
☐ Mit Neg Dec Other: ☐ FONSI

Local Action Type:

☐ General Plan Update ☐ Specific Plan ☒ Rezone ☐ Annexation
☒ General Plan Amendment ☐ Master Plan ☐ Prezone ☒ Redevelopment
☐ General Plan Element ☐ Planned Unit Development ☒ Use Permit ☐ Coastal Permit
☐ Community Plan ☒ Site Plan ☒ Land Division (Subdivision, etc.) ☒ Other: Density Bonus, Design Review

Development Type:

☒ Residential: Units 260 Acres 8.15
☐ Office: Sq.ft. _____ Acres _____ Employees _____
☐ Commercial: Sq.ft. _____ Acres _____ Employees _____
☐ Industrial: Sq.ft. _____ Acres _____ Employees _____
☐ Educational: _____
☐ Recreational: _____
☐ Water Facilities: Type _____ MGD _____
☐ Transportation: Type _____
☐ Mining: Mineral _____
☐ Power: Type _____ MW _____
☐ Waste Treatment: Type _____ MGD _____
☐ Hazardous Waste: Type _____
☒ Other: Institutional (Church): 24,627 Sq.ft., 6.68 acres

Project Issues Discussed in Document:

☒ Aesthetic/Visual ☐ Fiscal ☒ Recreation/Parks ☒ Vegetation
☒ Agricultural Land ☒ Flood Plain/Flooding ☒ Schools/Universities ☒ Water Quality
☒ Air Quality ☒ Forest Land/Fire Hazard ☐ Septic Systems ☒ Water Supply/Groundwater
☒ Archeological/Historical ☒ Geologic/Seismic ☒ Sewer Capacity ☒ Wetland/Riparian
☒ Biological Resources ☒ Minerals ☒ Soil Erosion/Compaction/Grading ☒ Growth Inducement
☐ Coastal Zone ☒ Noise ☒ Solid Waste ☒ Land Use
☒ Drainage/Absorption ☒ Population/Housing Balance ☒ Toxic/Hazardous ☒ Cumulative Effects
☐ Economic/Jobs ☒ Public Services/Facilities ☒ Traffic/Circulation ☒ Other: Greenhouse Gas Emissions, Energy

Present Land Use/Zoning/General Plan Designation:

Land Use: Church/School; Zoning: Residential Estate (RE-20); General Plan Designation: Planned Office (PO)

Project Description: (please use a separate page if necessary)

The proposed project entails a General Plan Amendment and Zone Change for the construction of a multi-family residential development (Alexan Escondido), a new church building (Bethel Baptist Church), and associated improvements on a developed site with an existing church facility and private school. The proposed residential development includes 258 multi-family apartments within 10 buildings with a mix of one- to three-bedroom units. It is anticipated that 13 (5% very low-income) of the residential units will be affordable. The proposed church building would encompass 24,627 SF with an approximately 600-seat sanctuary, an entryway/foyer, offices, meeting rooms, a kitchen, and storage. The new building would be an addition to, and would connect with, the two existing school buildings that serve as children/youth classrooms and meeting spaces for the church. The church development would also construct two dwelling units to be used as temporary housing for traveling missionaries.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

☐ Air Resources Board	☐ Office of Historic Preservation
☐ Boating & Waterways, Department of	☐ Office of Public School Construction
☐ California Emergency Management Agency	☐ Parks & Recreation, Department of
☐ California Highway Patrol	☐ Pesticide Regulation, Department of
☒ Caltrans District # 11	☐ Public Utilities Commission
☐ Caltrans Division of Aeronautics	☒ Regional WQCB # 9
☐ Caltrans Planning	☐ Resources Agency
☐ Central Valley Flood Protection Board	☐ Resources Recycling and Recovery, Department of
☐ Coachella Valley Mtns. Conservancy	☐ S.F. Bay Conservation & Development Comm.
☐ Coastal Commission	☐ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
☐ Colorado River Board	☐ San Joaquin River Conservancy
☐ Conservation, Department of	☐ Santa Monica Mtns. Conservancy
☐ Corrections, Department of	☐ State Lands Commission
☐ Delta Protection Commission	☐ SWRCB: Clean Water Grants
☐ Education, Department of	☐ SWRCB: Water Quality
☐ Energy Commission	☐ SWRCB: Water Rights
☒ Fish & Game Region # 5	☐ Tahoe Regional Planning Agency
☐ Food & Agriculture, Department of	☐ Toxic Substances Control, Department of
☐ Forestry and Fire Protection, Department of	☐ Water Resources, Department of
☐ General Services, Department of	
☐ Health Services, Department of	☐ Other: _____
☐ Housing & Community Development	☐ Other: _____
☒ Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date 1/22/26 Ending Date 3/9/26

Lead Agency (Complete if applicable):

Consulting Firm: <u>HELIX Environmental Planning, Inc.</u>	Applicant: <u>Trammell Crow Residential</u>
Address: <u>7578 El Cajon Boulevard</u>	Address: <u>5790 Fleet Street Suite 140</u>
City/State/Zip: <u>La Mesa, CA 91942</u>	City/State/Zip: <u>Carlsbad, CA 92008</u>
Contact: <u>Tim Belzman</u>	Phone: <u>858-774-7292</u>
Phone: <u>619-668-7425</u>	

Signature of Lead Agency Representative: Ivan Flores

Digitally signed by Ivan Flores
Date: 2026.01.14 15:43:37 -08'00'

Date: 1.14.26

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.